

AvalonBay Communities + BRIDGE Housing

Mission Housing | Habitat for Humanity | Pacific Union Development Corporation

CAC Workshop #1 - Agenda

- The Master Planning process - the next 12 months
- Review key elements of Master Plan
- Public open space, key principles
- Next Steps

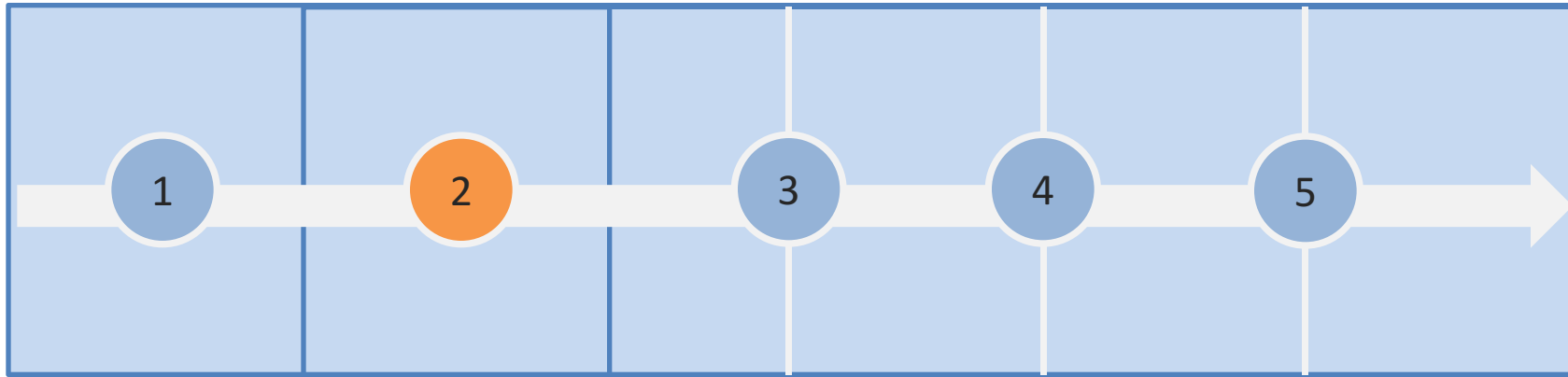
Master Planning Timeline

FALL 2014

FALL 2017

2018

FALL 2018



COMMUNITY ENGAGEMENT

- MONTHLY CAC MEETINGS
- OTHER ACTIVITIES

- 1 • CAC DEVELOPMENT OF PARAMETERS
- RFP DEVELOPMENT

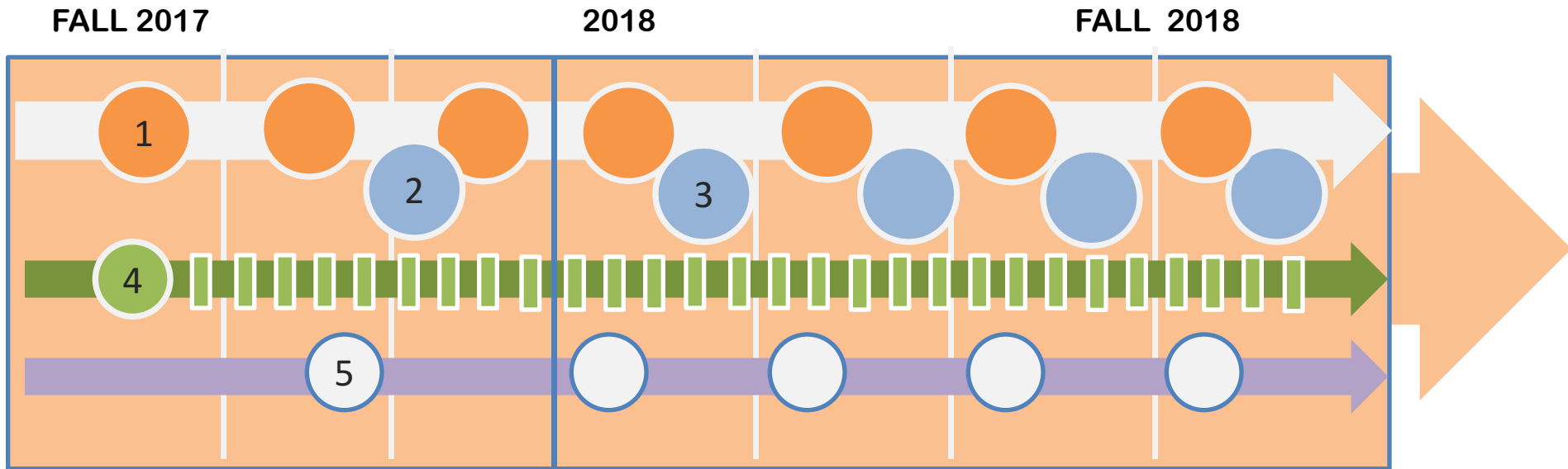
- 2 • DEVELOPER SELECTION
- BEGIN MASTERPLAN / COMMUNITY ENGAGEMENT DESIGN PROCESS

- 3 • INITIATE / RECEIVE TECHNICAL FEEDBACK

- 4 • DEVELOP AND REFINE MASTERPLAN

- 5 • DRAFT MASTERPLAN BASED ON TECHNICAL AND COMMUNITY FEEDBACK

Community Engagement



1 • MONTHLY CAC WORKSHOPS

2 • WALKING TOUR OF SITE (DEC 2)

3 • OPEN HOUSE (MID JANUARY)

4 • MEETINGS WITH NEIGHBORHOOD GROUPS AND STAKEHOLDERS

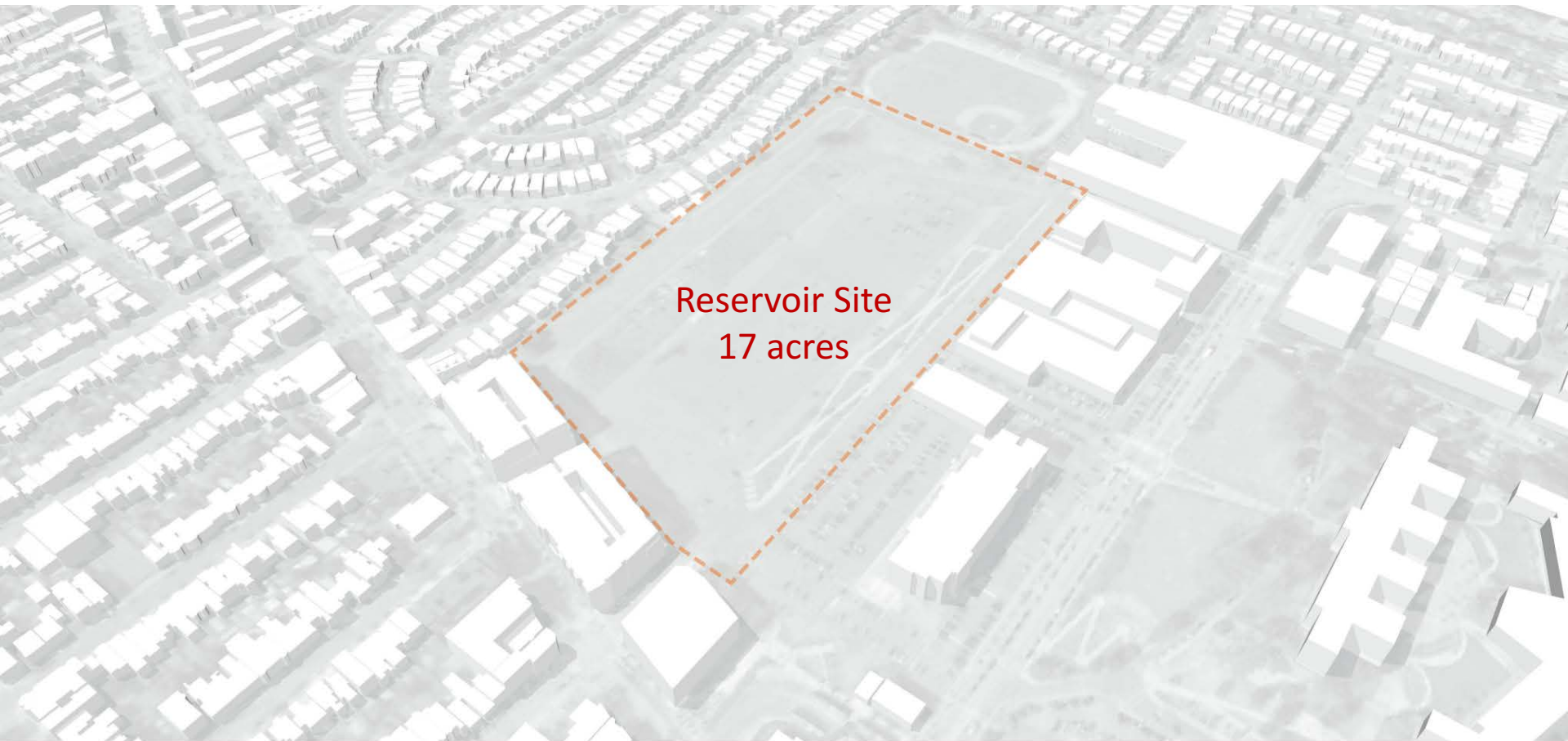
5 • ONGOING COLLABORATION WITH CITY COLLEGE

CAC Workshops – Concept Masterplan

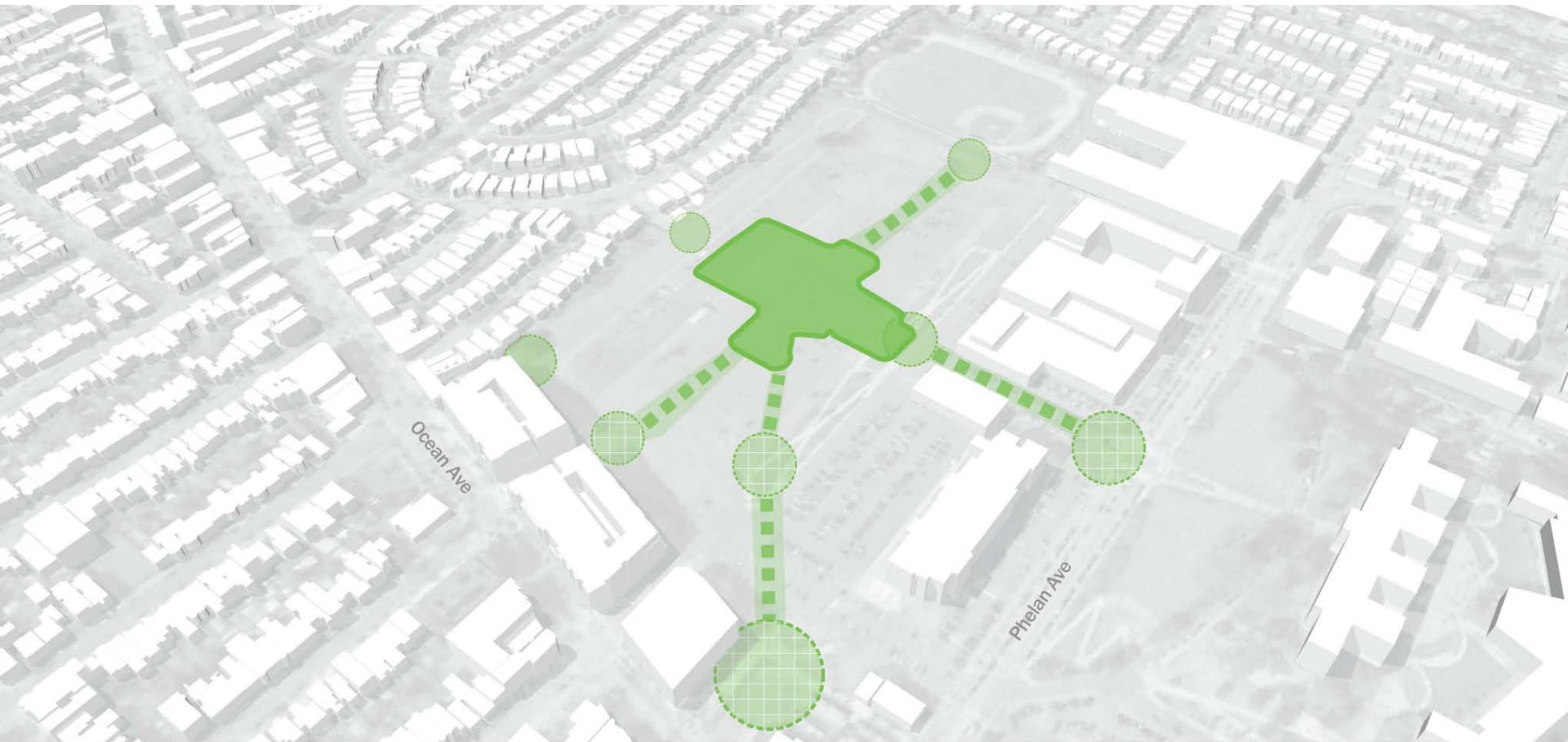
1. **Public Open Spaces** (Tonight)
2. **Transportation, Circulation & Parking** (Dec 11)
3. **Housing and Neighborhood Character** (Jan 15)
4. **Sustainable Design** (Feb 12)

Questions and Comments about meeting structure and timeline?

Key Elements of Concept Master Plan

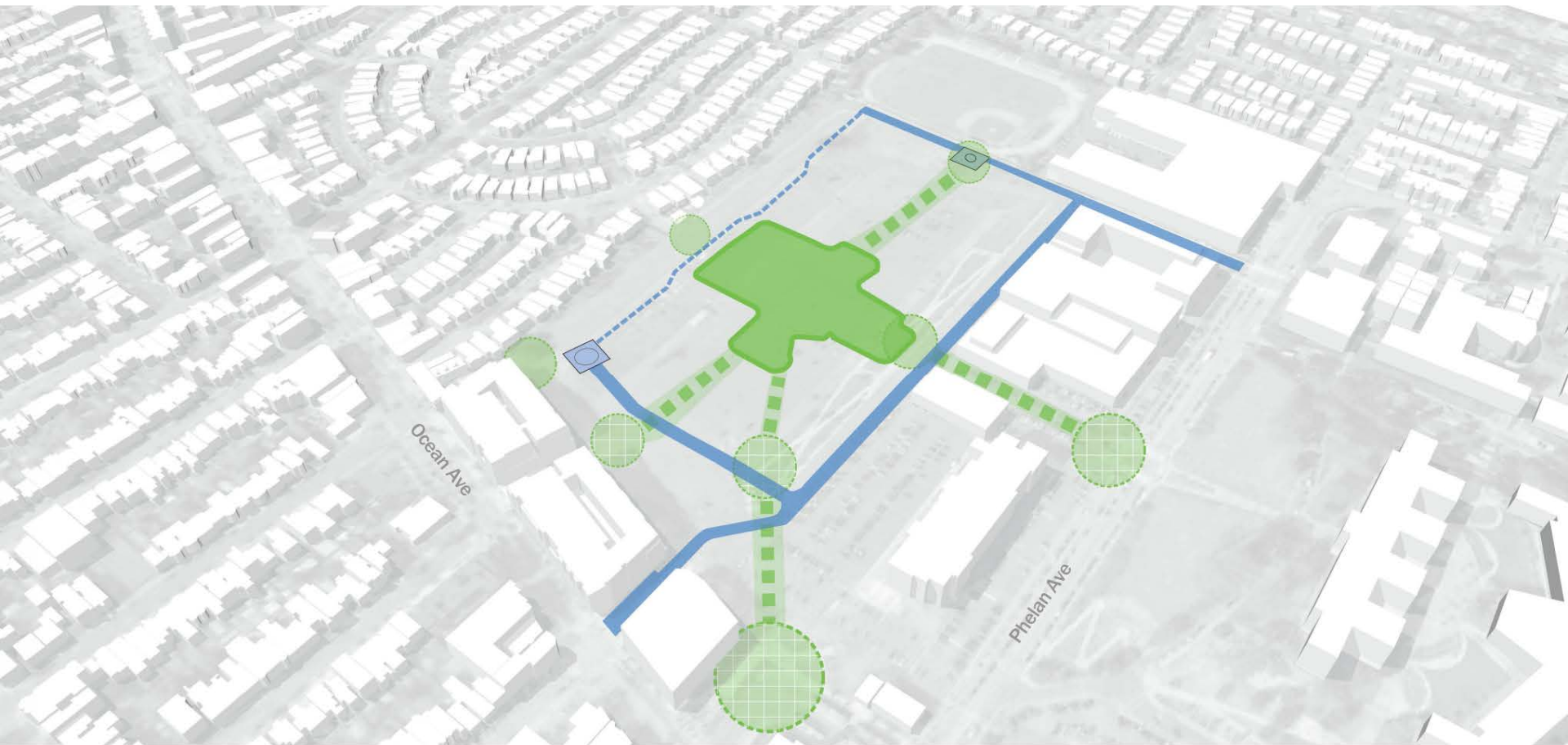


Key Elements of Concept Master Plan



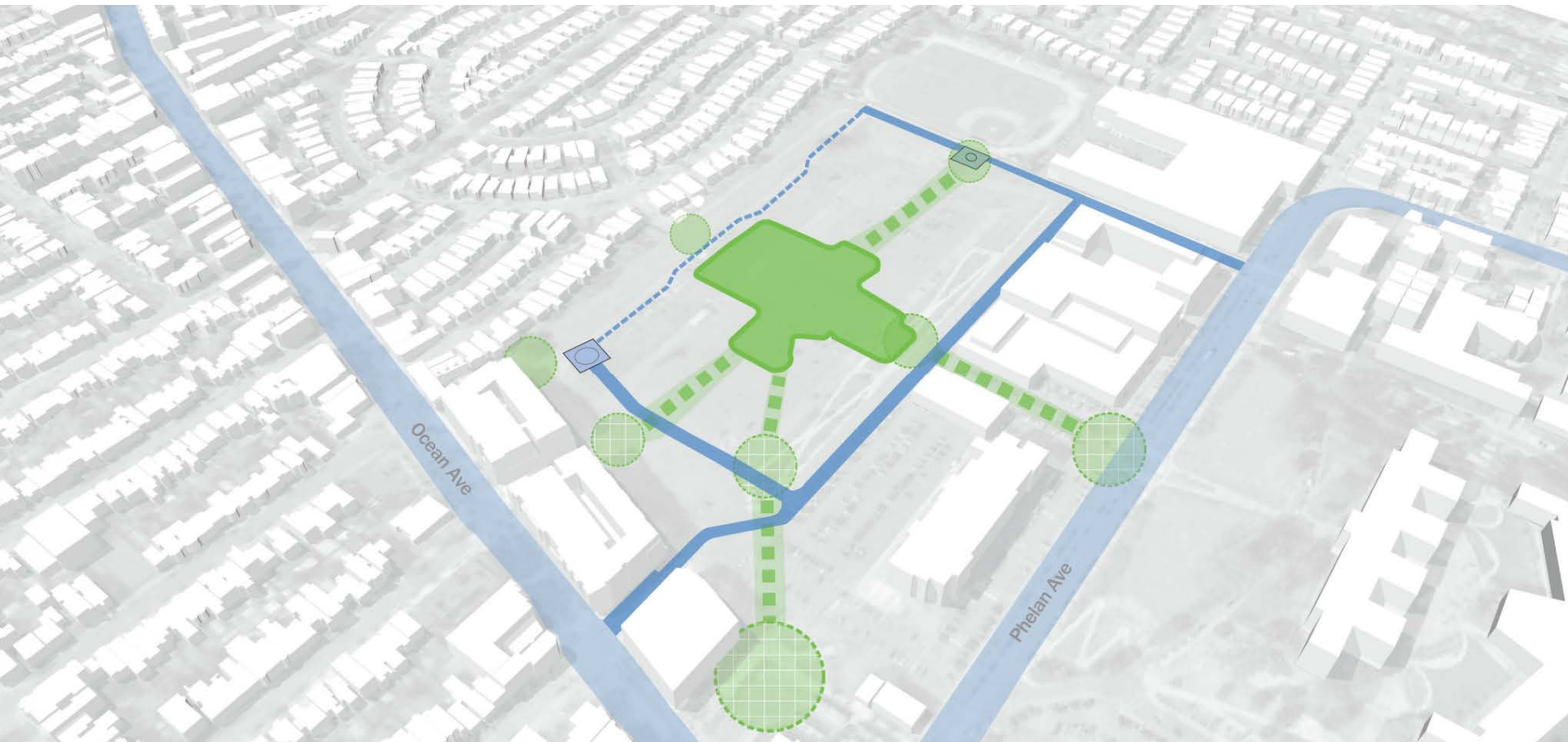
1. Public Open Space at the Heart of the Community

Key Elements of Concept Master Plan



2. Vehicle Circulation at the Perimeter

Key Elements of Concept Master Plan



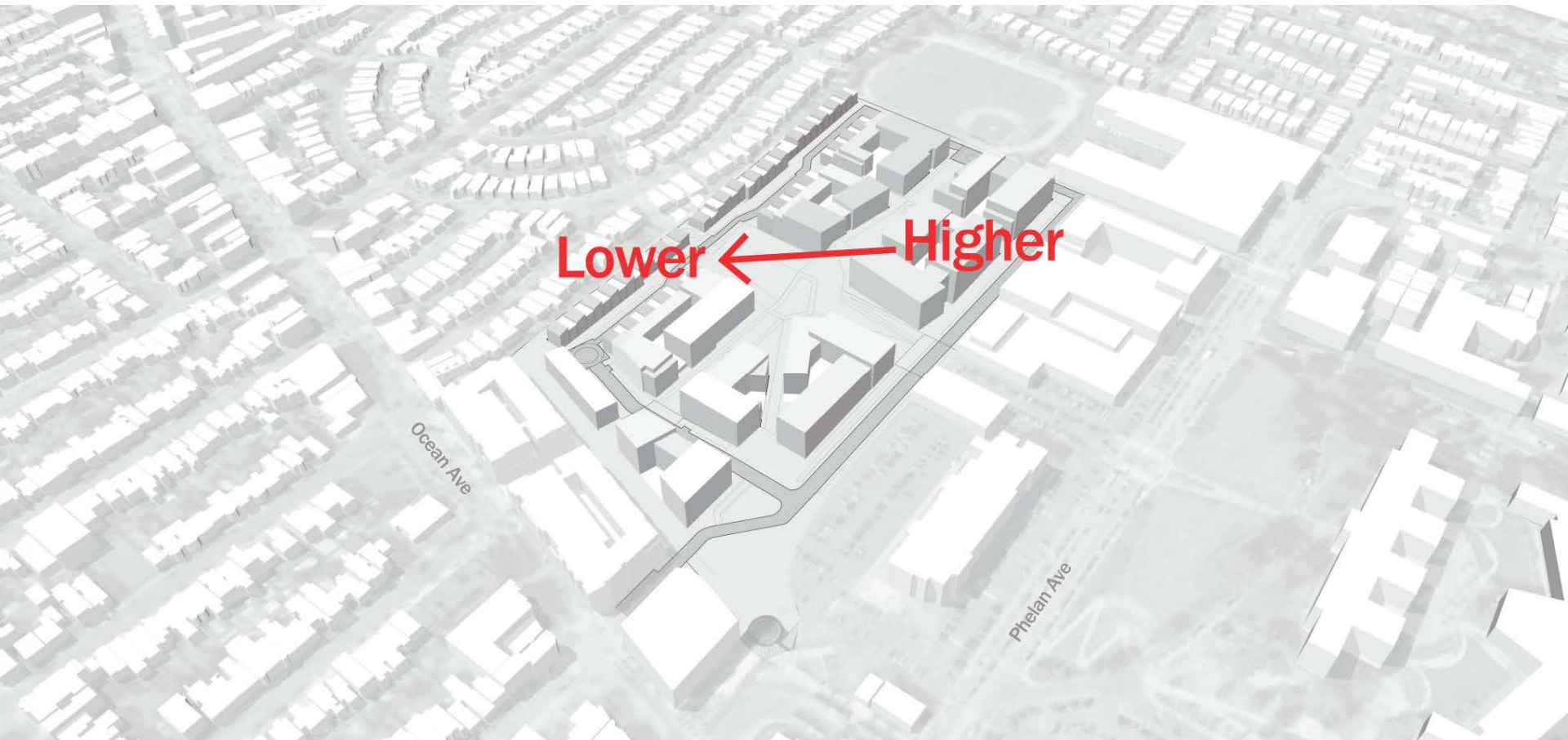
2. Connections to Phelan and Ocean Avenue

Key Elements of Concept Master Plan



3. Parking Solutions for Residents and City College

Key Elements of Concept Master Plan



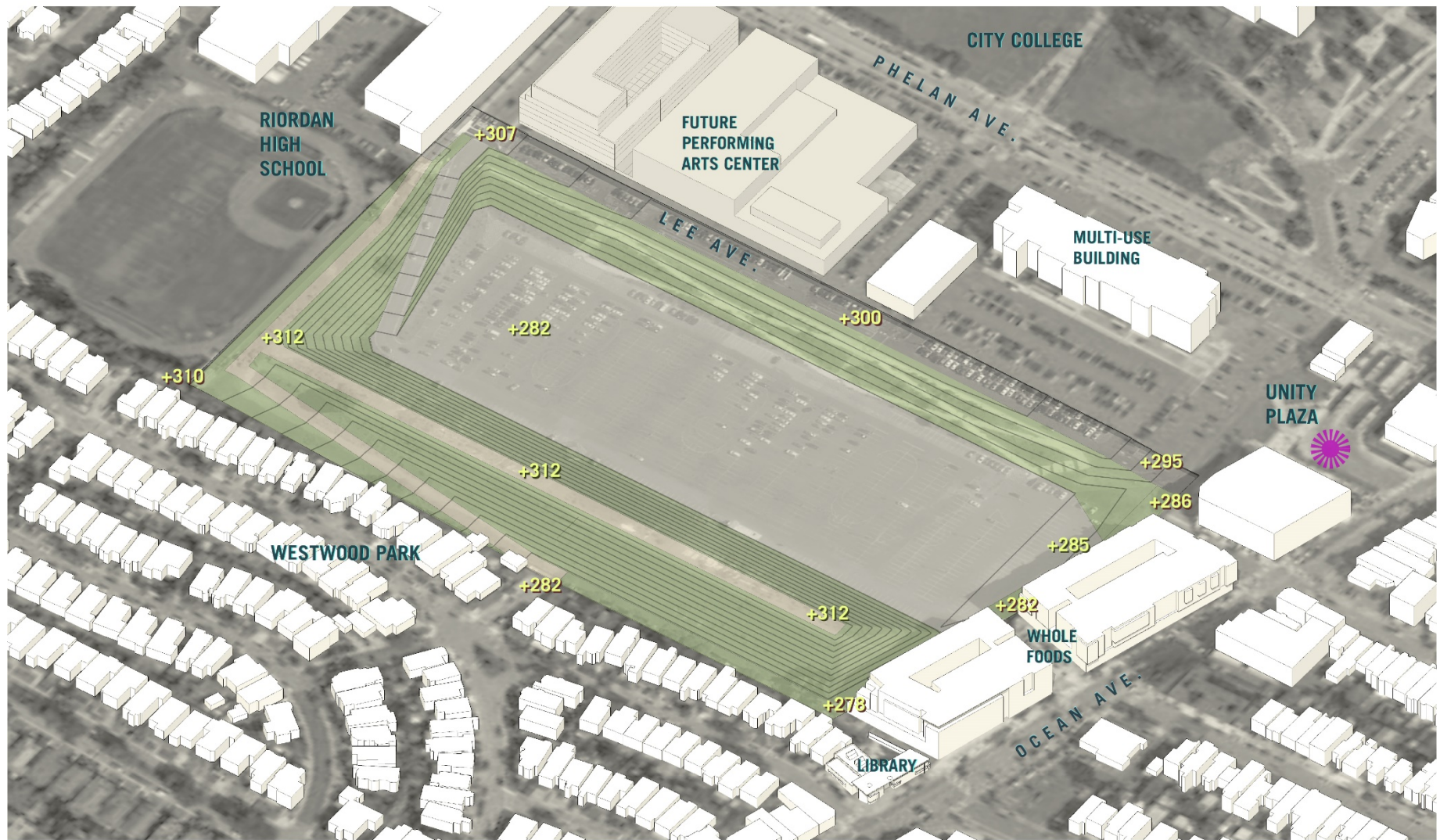
4. Building height and scale steps down from City College to Westwood Park

Public Open Space

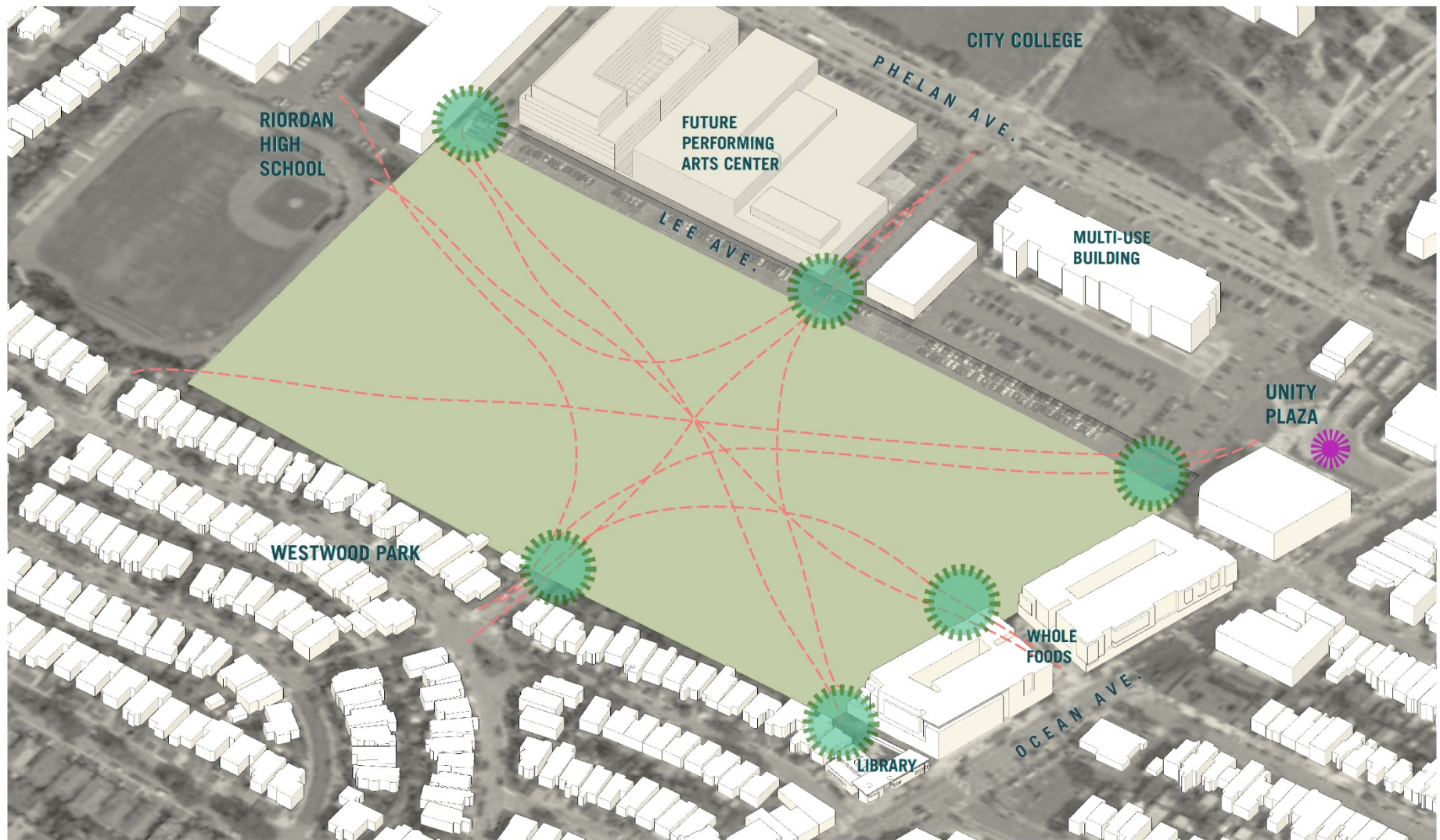


CAC Public Realm Principles Summary

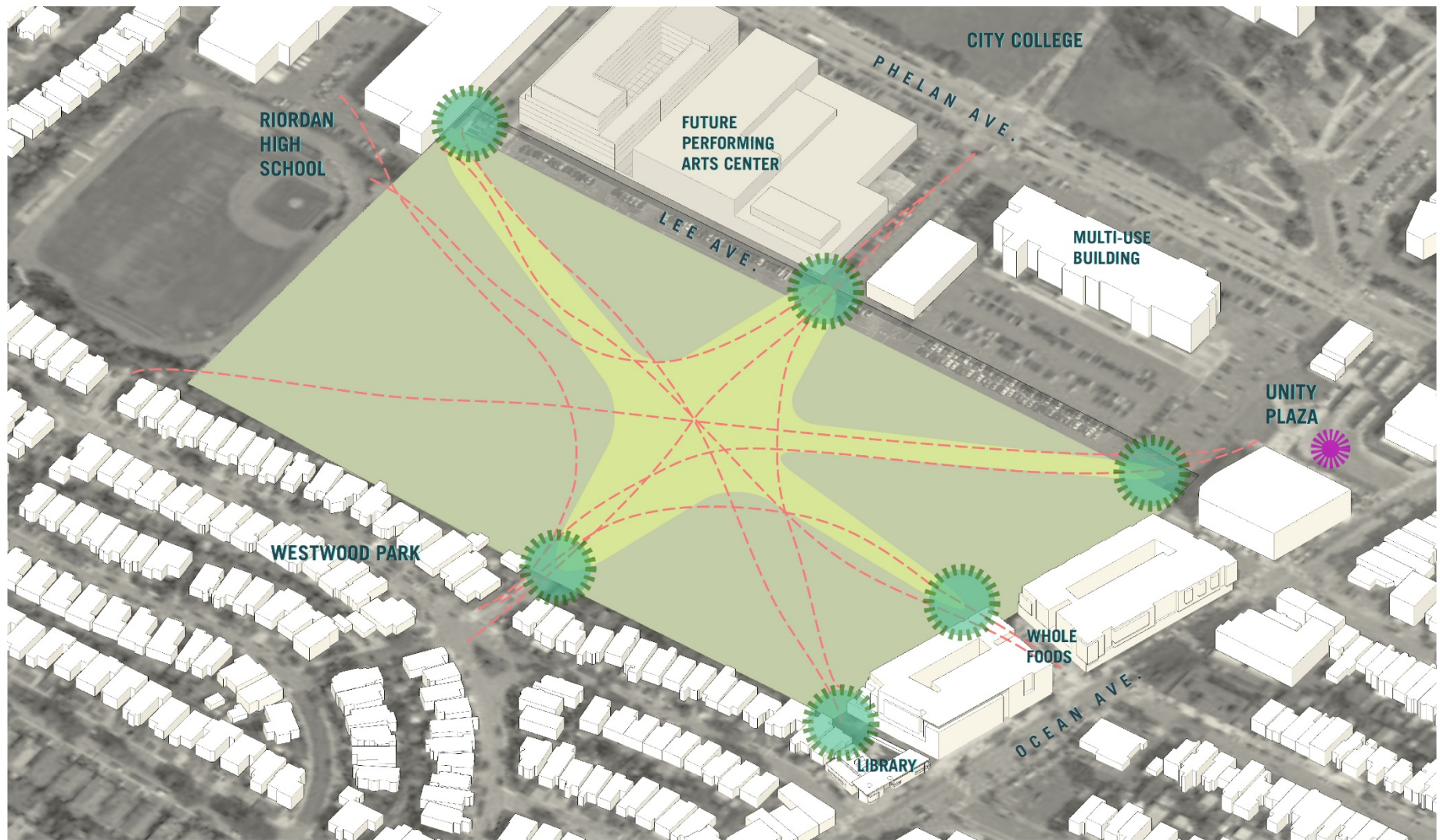
1. Develop a **cohesive public realm** that is a useful, safe and welcoming part of **daily life**.
2. Develop an **integrated pattern** of public and private **open space**.
3. Incorporate the surrounding **natural and sculptural environment** into the siting and design.
4. Design attractive and pedestrian friendly **generous green streets**.
5. Plan and design in coordination with a long-term **sustainable** plan and **community-serving** programming.
6. Design a **variety of open spaces** to serve **diverse users** at different hours and seasons.



EXISTING RESERVOIR BASIN



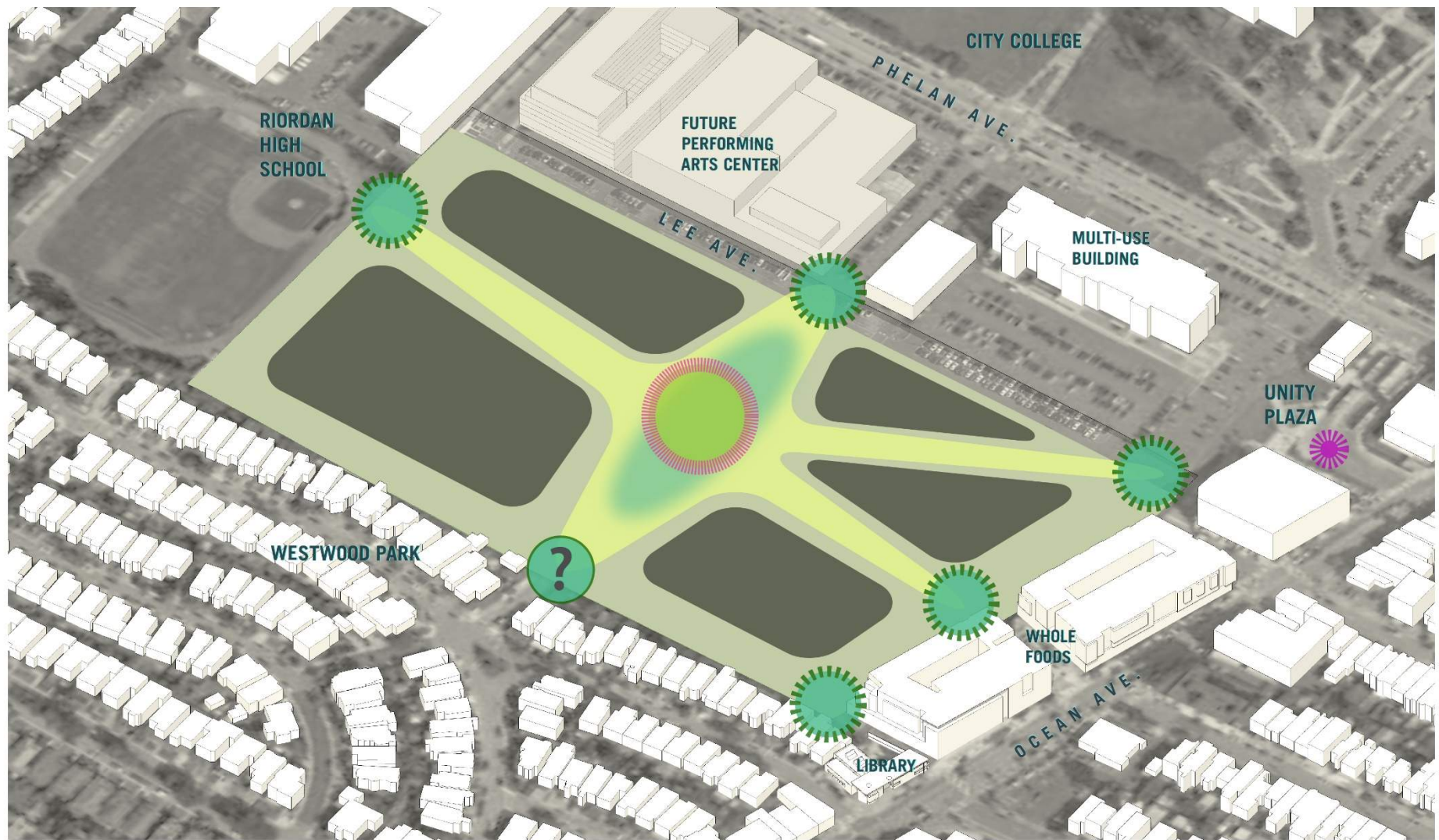
ESTABLISH PEDESTRIAN CONNECTIONS ACROSS BASIN



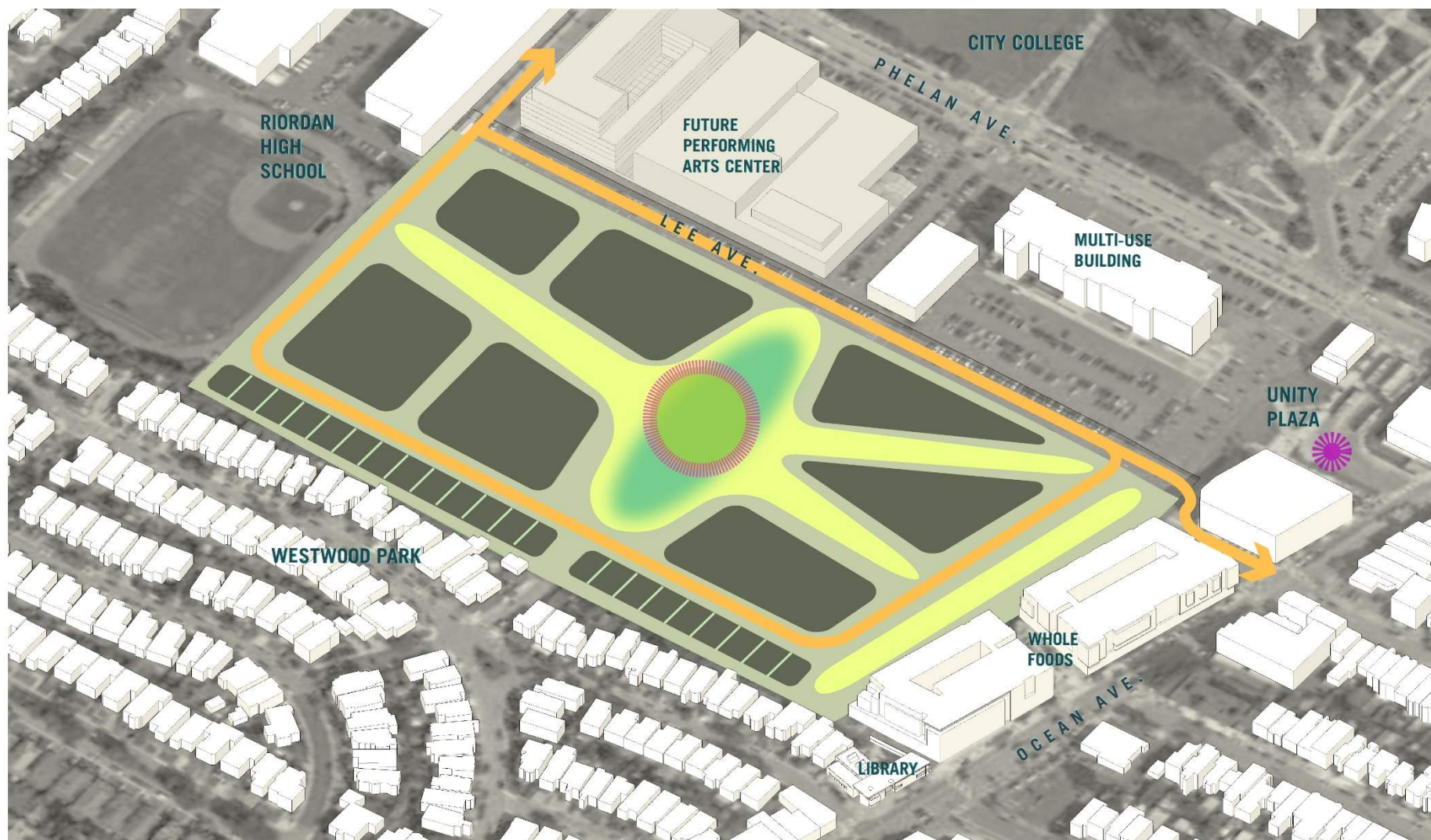
PEDESTRIAN CONNECTIONS GENERATE OPEN SPACE NETWORK



LARGE OPEN SPACE AT HEART OF COMMUNITY (Precita Park)



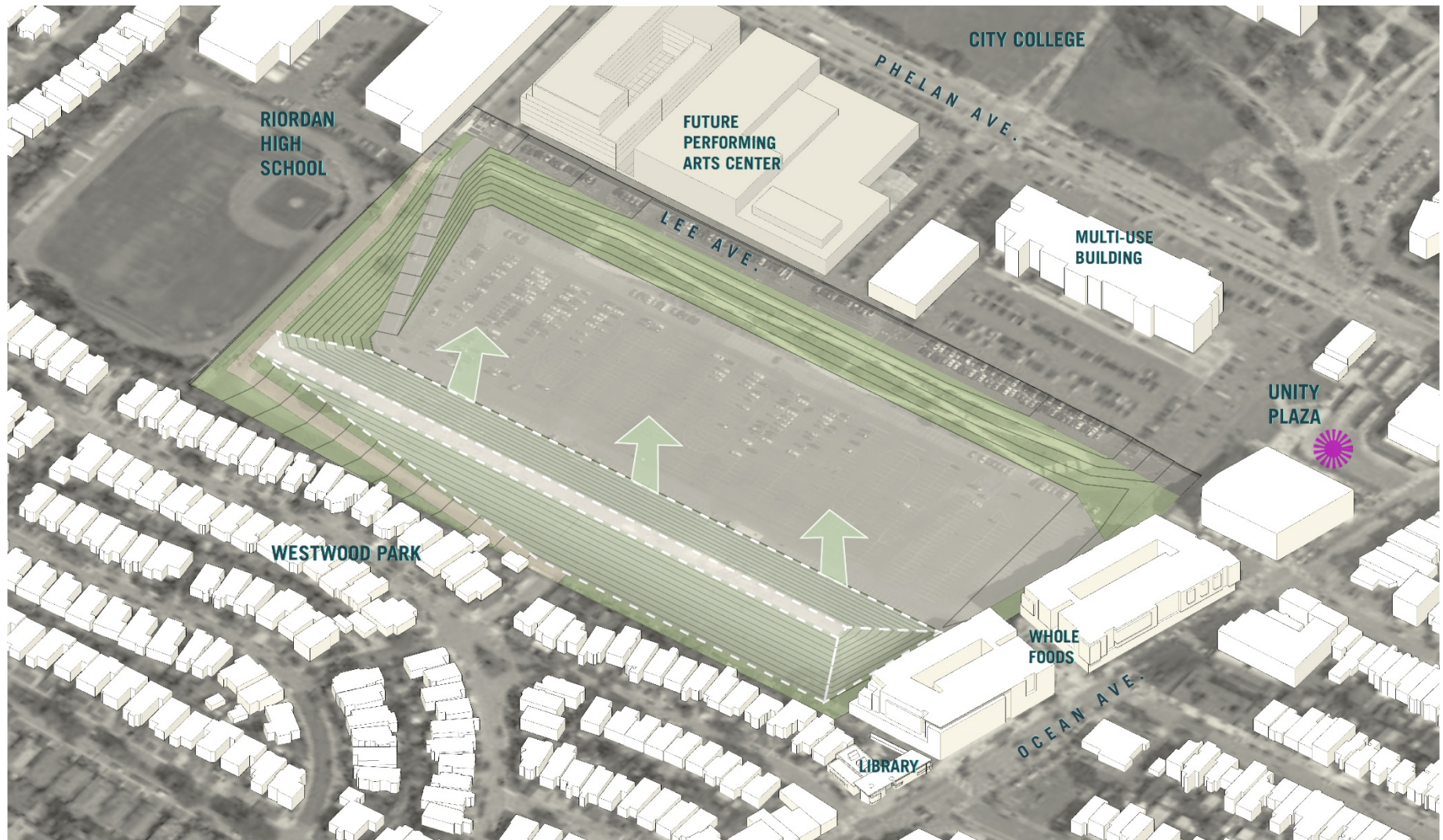
VARIETY OF OPEN SPACES FOR A DIVERSE GROUP OF NEIGHBORS



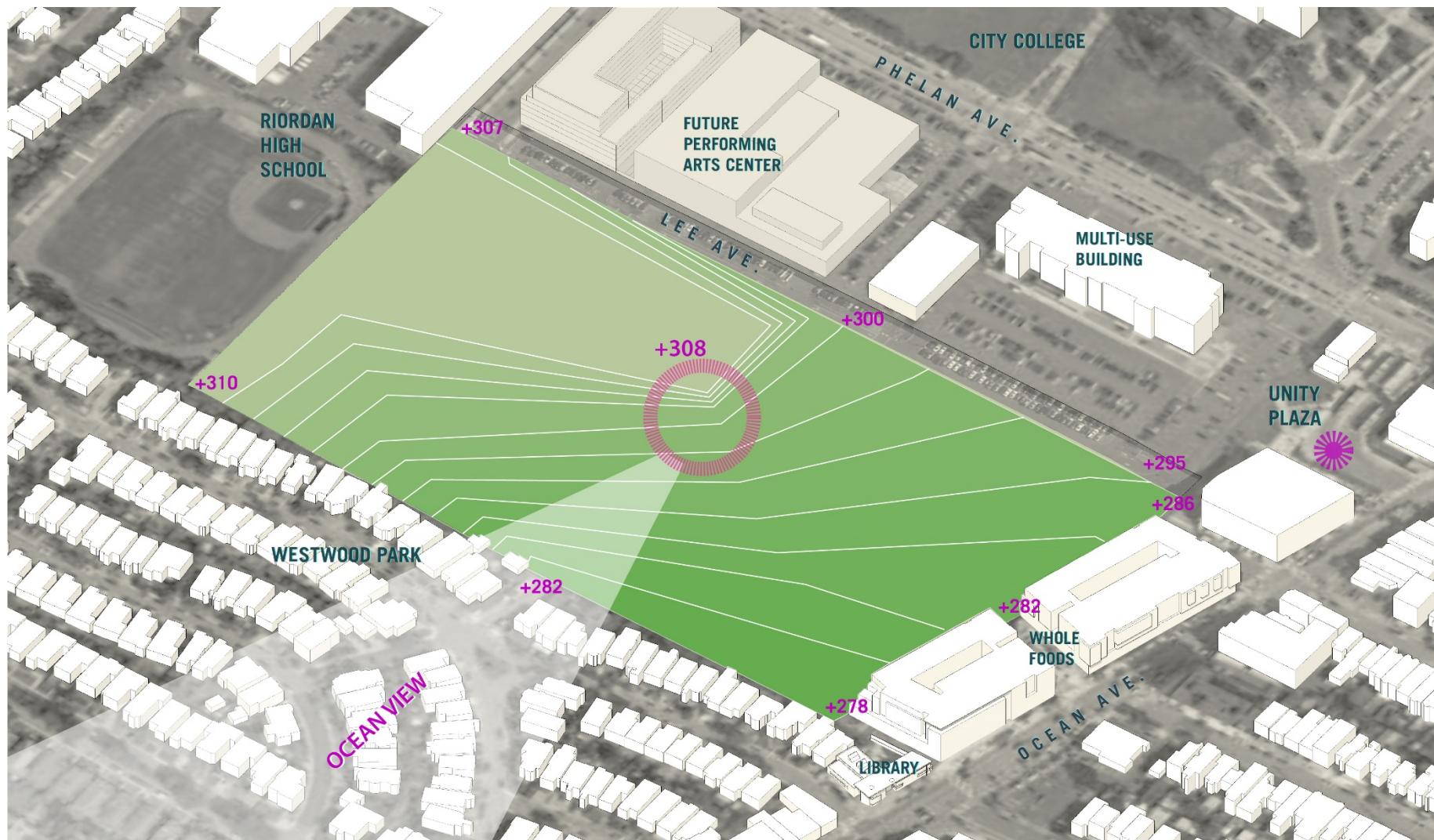
PRIMARY VEHICULAR CIRCULATION AT THE PERIMETER OF THE SITE



COMMUNITY SERVING PROGRAMING



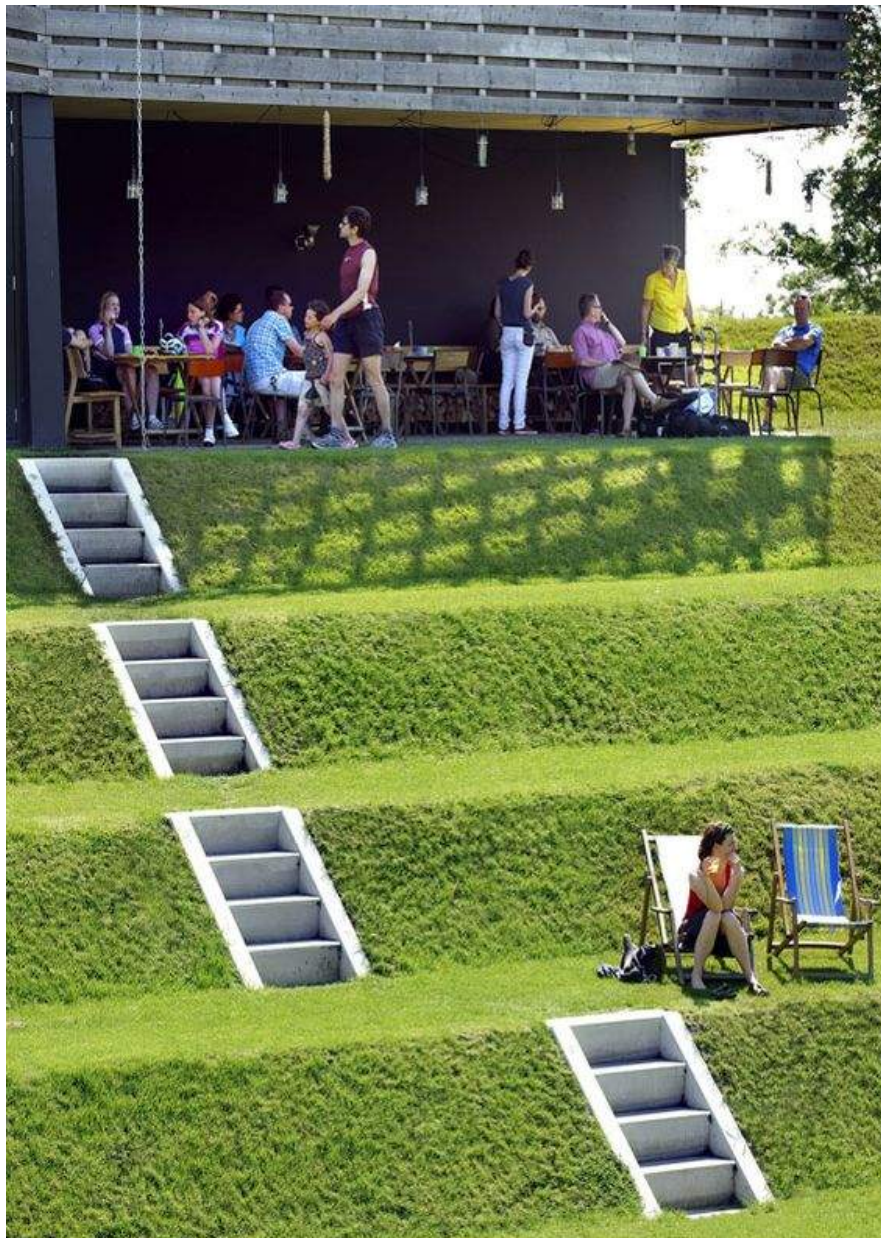
RELOCATE EXISTING LANDFORM



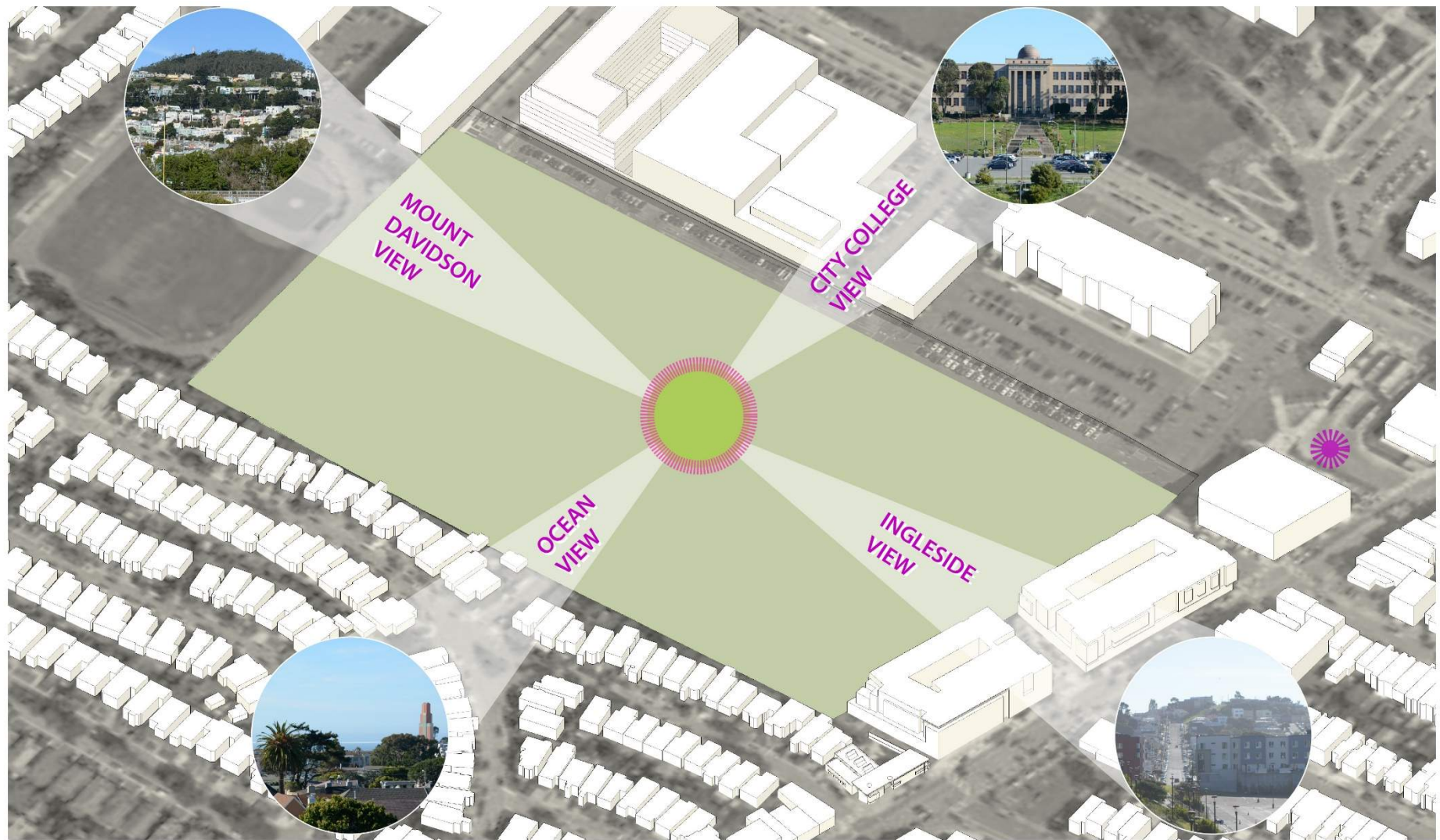
CREATE HIGH POINT TO CELEBRATE OCEAN VIEW



ACTIVE AND PASSIVE RECREATION FOR ALL AGES



OCEAN VIEW AT COMMUNITY ROOM



UNIQUE VIEWS FROM CENTRAL OPEN SPACE



The Charm of Westwood Park Bungalow Homes

is largely due to the painstaking care and skill with which "Westwood" builders have planned each individual home. Whether the motif be taken from the romantic days of California's Spanish pioneers, the substantial lines of Merrie England or the stately mansion of the Colonial days (as in our picture), it always harmonizes with the general grouping.

The result is an assemblage of typical American homes of real individuality that compels the admiration of the beholder, no matter how many other far-famed home tracts he may have visited elsewhere.

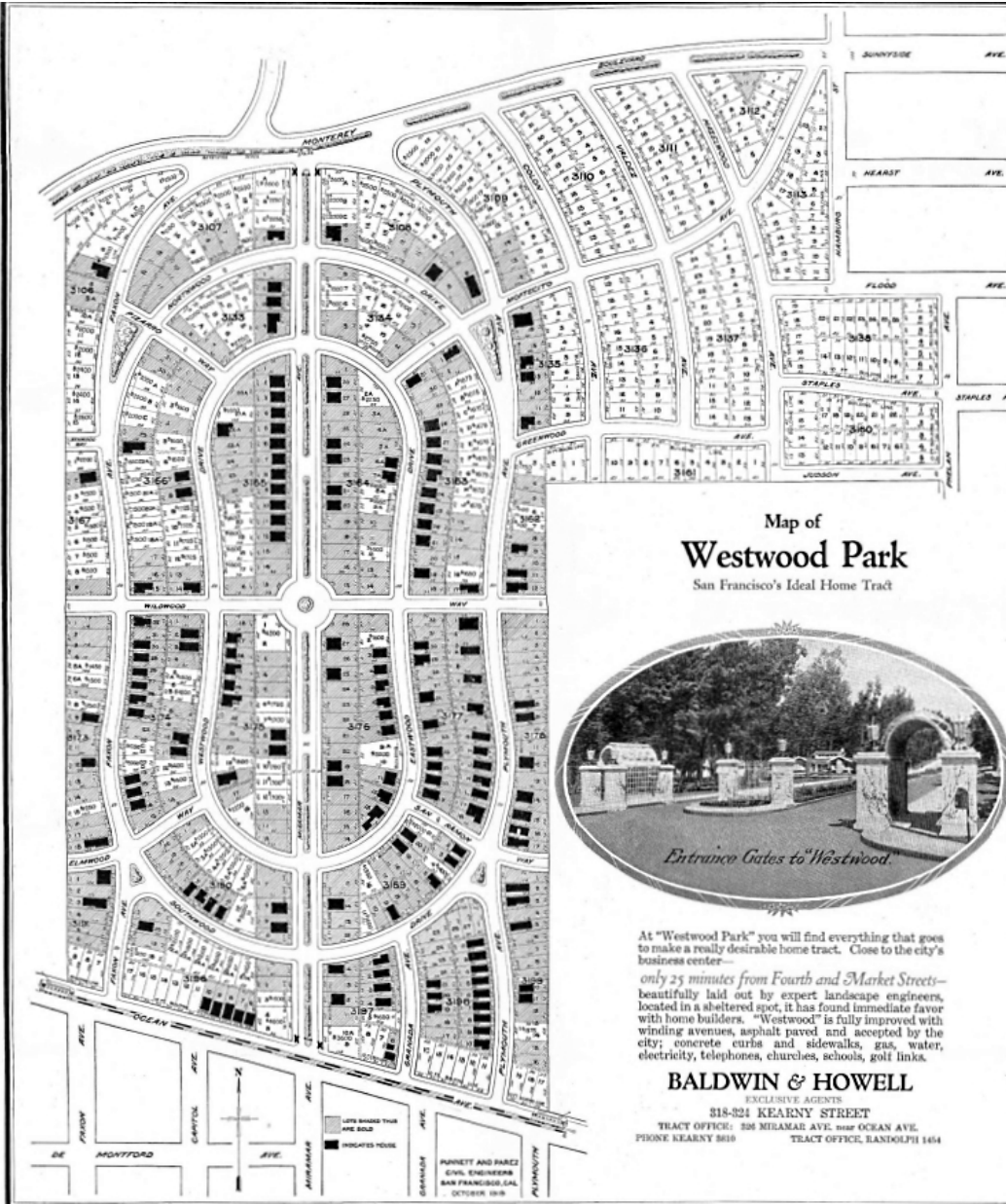
And what is more, they are all MODERATE IN PRICE.

\$1000 to \$1500 Cash

Gives the key to the home of your choice.

Balance like rent—\$50 to \$65 per month.

Westwood "K" Car (Inglisland)
Drive to Westwood Park
P.O. Kearney 3510—Tract Office
Randolph 1454



A Sun Porch

Trailing vines, smooth, green lawns and fragrant flowers; on every side wonderful bungalows revealing a surprisingly attractive and varied style of architecture; and everywhere—sunshine and open spaces and a real "home atmosphere." That is

Westwood Park

San Francisco's Ideal Home Tract
Only Twenty-five Minutes from
Fourth and Market Streets

If you are paying rent for a flat or apartment, visit "Westwood" just once; compare the comforts and advantages of a home in this ideal spot with the flat or apartment you now pay rent for; then consider that

Large Lots \$35 to \$40 per front ft.
Bungalows \$45 to \$50 per 1300 sq. ft.

And a Small Cash Payment.

Take Municipal Cars "K" on Market St. Direct to Westwood.

BALDWIN & HOWELL
318-324 KEARNY STREET
Phone Kearny 3510.

Tract Office Randolph 1454.

CROSS SHAPED PLAN CAPTURES VIEWS



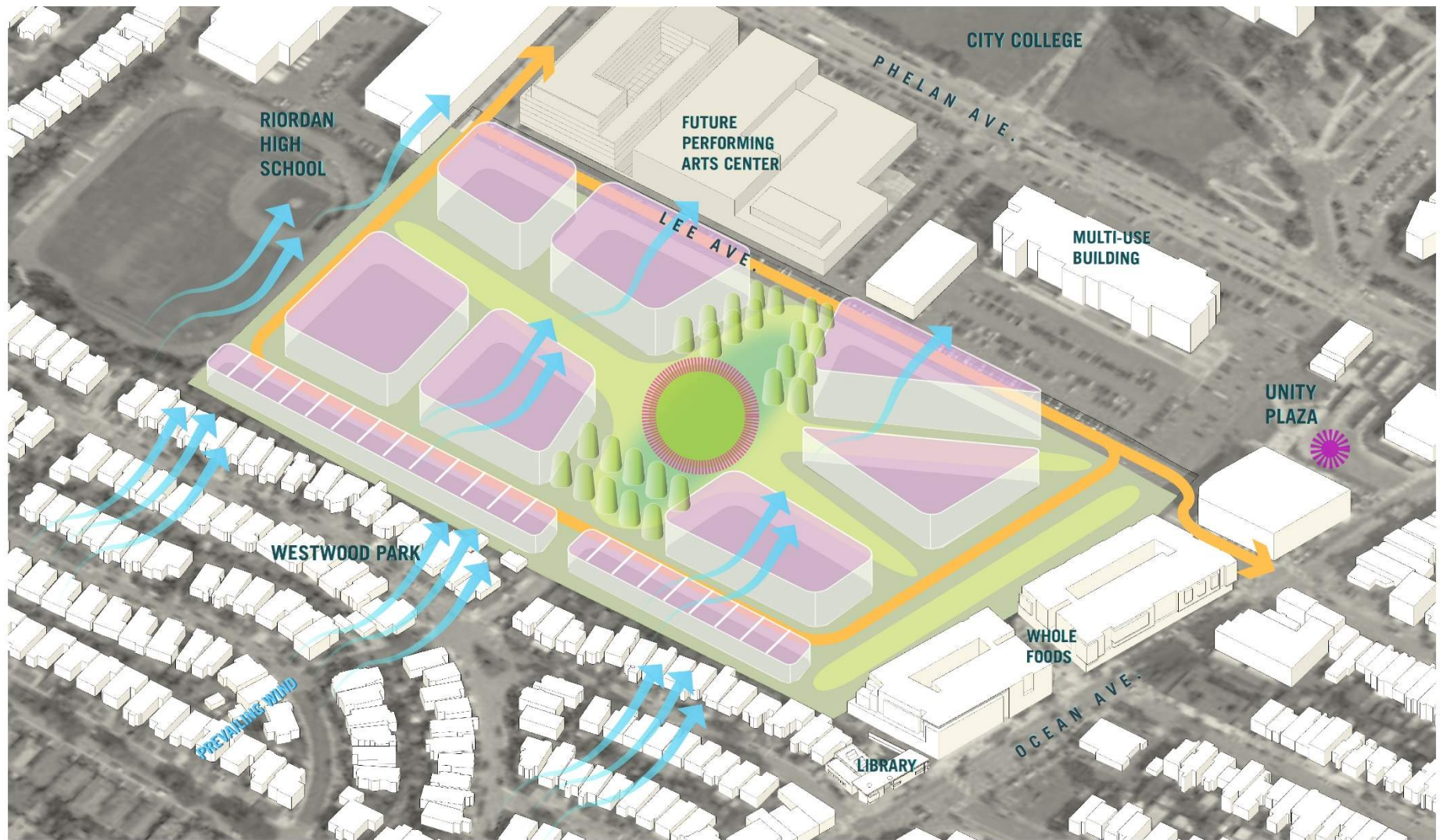
HIGH POINT, OPEN SPACE NETWORK, VARIETY OF SPACES



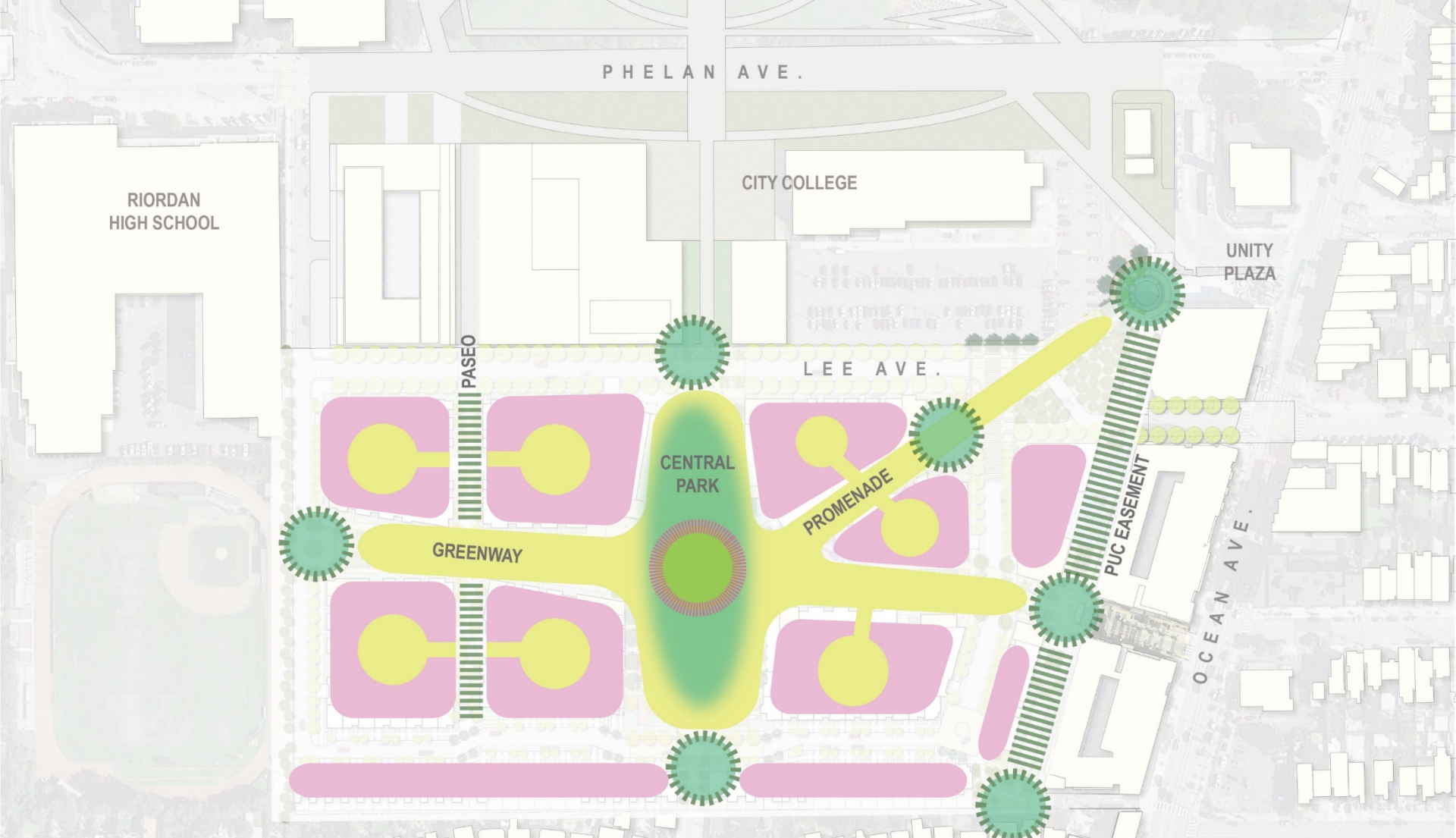
PROVIDE WIND PROTECTION



USE FOG BELT NATIVE PLANTINGS



BRING IT ALL TOGETHER

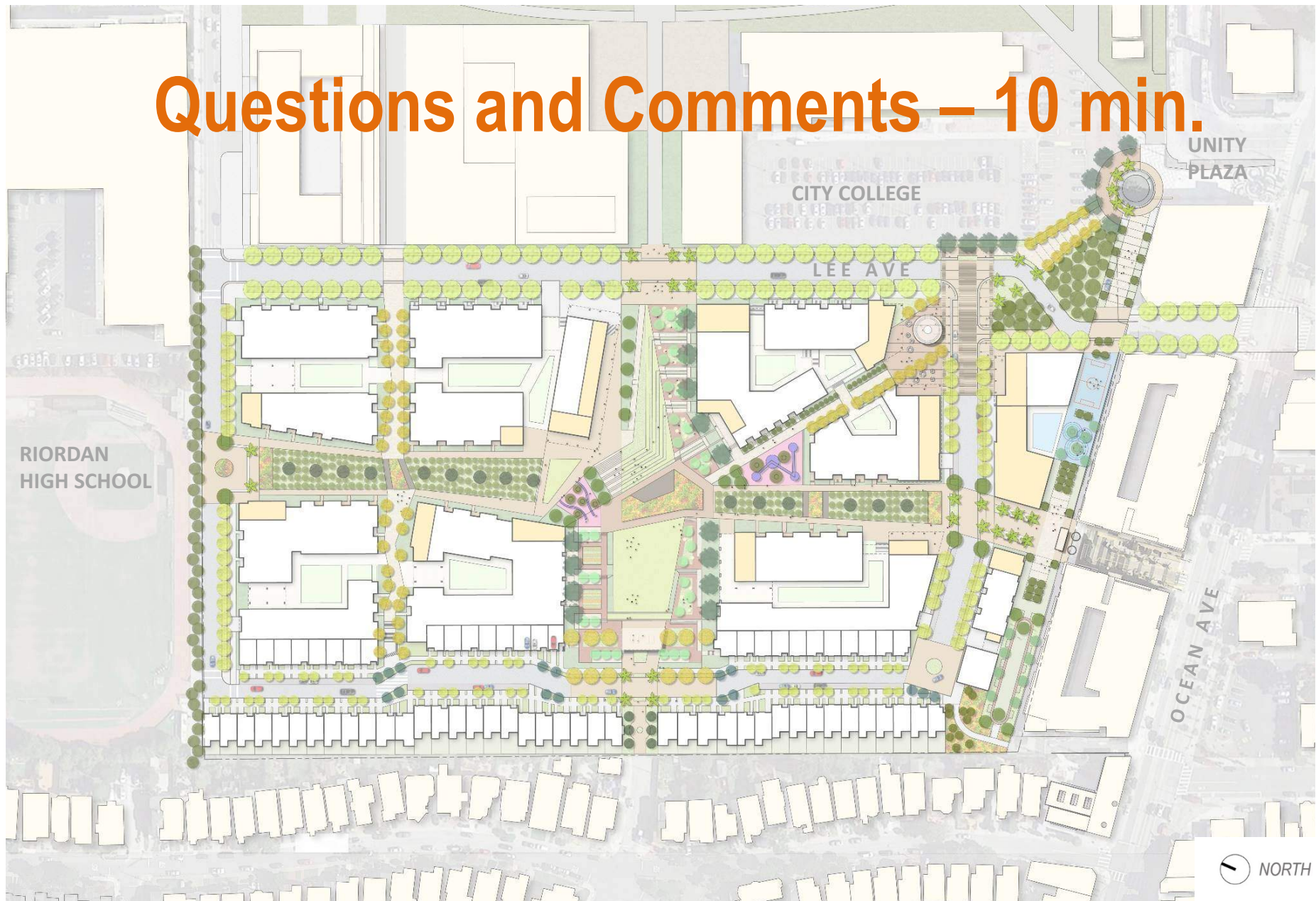


CREATE A COHESIVE OPEN SPACE NETWORK OF PUBLIC AND PRIVATE SPACE

Key Elements of Public Realm

1. Pedestrian connections generate open space network.
2. Large open space is located at the heart of the community.
3. A site specific and integrated network has various sizes of open spaces.
4. Landform with elevated terrace preserves ocean view experience and sculptural qualities of the site.
5. Coastal plantings and site structures are used to create shelter and wind protection.

Questions and Comments – 10 min.



Our Questions To You

1. Our approach/process for creating the open space network?
2. Is the open space plan consistent with the CAC principles?
3. Is the large open space in the right place?
4. What do you like? What do you not like?
5. What excites you about the initial proposal and how would you improve it?
6. What types of uses or programs do you suggest for the open spaces?

Next Steps & How To Engage



Balboa
Reservoir
Site

1. Neighborhood Group Meetings
2. Walking Tours
3. Site Activities
4. Individual Conversations
5. Community Open Houses
6. Email & Website Feedback

– balboareservoir@gmail.com

– Additional resources TBD

- End Slides